126.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,004,500 /	1,004,500
					USE VALUE:	1,004,500 /	1,004,500
					ASSESSED:	1,004,500 /	1,004,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUMMERS SCOTT P & RINA/ TRS
Owner 2:	SUMMERS FAMILY HOLDING TRUST
Owner 3:	
Street 1:	114 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUMMERS SCOTT & RINA -
Owner 2:	-
Street 1:	114 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Aluminum Exterior and 2420 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	476,000	4,700	523,800	1,004,500
Total Card	0.124	476,000	4,700	523,800	1,004,500
Total Parcel	0.124	476,000	4,700	523,800	1,004,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.09 | /Parcel: 415.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	81048
GIS Ref	
GIS Ref	
Insp Date	11/17/17

!9755!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	475,900	4700	5,400.	523,800	1,004,400	1,004,400	Year End Roll	12/18/2019
2019	101	FV	358,100	4700	5,400.	552,900	915,700	915,700	Year End Roll	1/3/2019
2018	101	FV	356,700	4700	5,400.	407,400	768,800	768,800	Year End Roll	12/20/2017
2017	101	FV	356,700	4700	5,400.	389,900	751,300	751,300	Year End Roll	1/3/2017
2016	101	FV	356,700	4700	5,400.	360,800	722,200	722,200	Year End	1/4/2016
2015	101	FV	332,200	4700	5,400.	302,600	639,500	639,500	Year End Roll	12/11/2014
2014	101	FV	332,200	4700	5,400.	295,700	632,600	632,600	Year End Roll	12/16/2013
2013	101	FV	332,200	4700	5,400.	281,700	618,600	618,600		12/13/2012

PRINT

Date	Time
12/11/20	00:10:53

LAST REV

Date	Time
12/08/20	09:37:28
mmcmakin	
9755	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUMMERS SCOTT &	76275-291	1	11/25/2020	Convenience	1	No	No		
SUMMERS SCOTT P	75751-576	1	9/29/2020	Convenience	1	No	No		
SUMMERS SCOTT P	71795-462	1	10/26/2018	Convenience	99	No	No		
ROY BERTRAND H	42444-85		4/8/2004		460,000	No	No		
	8395-253		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2017	1384	Window/S	51,057	C				
12/28/2010	2443	Redo Kit	42,300					
10/22/2008	1337	Addition	178,990	C		G10	GR FY10	2 STORY ADD AT REA

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Meas/Inspect	HS	Hanne S
6/18/2009	Info Fm Prmt	BR	B Rossignol
12/6/2008	Meas/Inspect	345	PATRIOT
8/5/2004	MLS	MM	Mary M
12/15/1999	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	90.	1.08	10									523,801						523,800	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 523,801 | Spl Credit | Total: 523,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08389330
Const Adj.:	1.01989794
Adj $ / SQ:	143.710
Other Features:	115424
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498948
Depreciation:	22952
Depreciated Total:	475996

COMMENTS

12-6-08 NEEDS INT INSP. SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

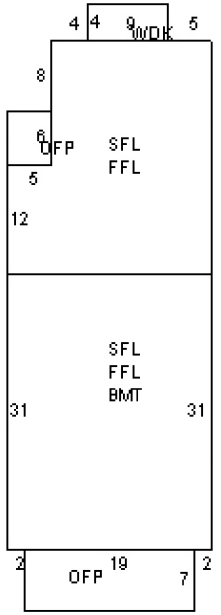
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.71
Special Features:	0	Val/Su Net:	142.86
Final Total:	476000	Val/Su SzAd	196.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,241	143.710	178,344
SFL	Second Floor	1,179	143.710	169,427
BMT	Basement	713	43.110	30,740
OFP	Open Porch	163	27.150	4,426
WDK	Deck	36	16.320	587

Net Sketched Area:	3,332			Total:	383,524
Size Ad	2419.9499	Gross Are	3394	FinArea	2420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1930	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700